

April 2008

Click on the desired [View Agenda](#) or [View Speakers List](#) for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		1	2 NO PC MEETING	3 NO PC MEETING	4	5
6	7	8	9 View Agenda View Speakers List *	10 View Agenda View Speakers List *	11	12
13	14	15	16 NO PC MEETING	17 View Agenda View Speakers List *	18	19
20 PASSOVER	21	22	23 View Agenda View Speakers List *	24 NO PC MEETING	25	26
27	28	29	30 View Agenda View Speakers List *			

Planning Commission Meetings are held in the Board Auditorium of the Government Center at
12000 Government Center Parkway, Fairfax VA 22035.
All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

Posted: 1/24/08
Revised: 4/10/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, April 9, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2007-MV-011	Carrhomes, LLC	S. Williams	D/O to 4/30/08
FDP 2007-MV-011 (Mount Vernon)	(W. side of Telegraph Rd. @ Newington Rd.)(From R-1 to PDH-2)		(P/H on 3/27/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

CSP 91-Y-010 (Sully)	Commerce Bank, N.A. Comprehensive Sign Plan (SE Quadrant of intersection at Centrewood Dr & Machen Rd)	S. Battista	APPROVED (from 2/13/08)
-------------------------	---	-------------	-----------------------------------

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2005-HM-028	Pedro & Carmen Toscano	S. Williams	INDEF DEFER
SE 2007-HM-023 (Hunter Mill)	(N. side of Vale Rd.; e. of Corsica St.) (From R-1 to R-2 for two dwellings & waiver of min. lot width)		(from 12/5/07)
RZ/FDP 2005-MV-036	Jefferson Development Services, L.P.	P. Braham	P/H to 7/16/08
RZ 2007-MV-016	(6229, 6239 Richmond Highway;		(from 1/16/08)
SE 2007-MV-026 (Mount Vernon)	ne quadrant on the intersection of Fairview Drive and Richmond Hwy. and n, e. & s. sides of Shields Avenue) ("Kings Crossing" - from C-8, R-4 to PRM & C-8 for mixed use dev.; multi-family residential, retail & office; for fast food restaurant w/drive-thru, gas station/mini mart)		
2232-V07-9 (Mount Vernon)	Sprint/Nextel (2709 Popkins Lane) (add 20' to existing light pole, 113')	D. Jillson	WITHDRAWN (from 4/30/08)
RZ 2004-LE-042 (Lee)	James Puryear (S. of Franconia Rd; e. of Grovedale Drive) (From R-1 to C-5 for carpet store & offices)	S. Williams	P/H to 6/11/08 (from 2/7/08)
RZ/FDP 2007-LE-012	Lee Village at Silver Lake, LLC	P. Braham	P/H to 4/30/08
PCA/FDPA 1996-LE-034-2	(Residential-NW quadrant of intersection		(from 2/13/08)
PCA 82-L-030-12	of Silver Lake Blvd & Beulah Street)		
FDPA 82-L-030-9 (Lee)			
SEA 84-V-035 (formerly SE 2007-MV-011) (Mount Vernon)	Huntwood, LLC 5845 & 5863 Richmond Highway (for drive-in bank, uses in floodplain)	P. Braham	P/H to 6/26/08 (from 1/24/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, APRIL 9, 2008

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

RZ 2007-MV-011/FDP 2007-MV-011 – CARRHOMES, LLC – Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.47 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Telegraph Rd. approx. 100 ft. N. of its intersection with Newington Rd. on approx. 7.46 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 99-4 ((1)) 32 and 33. **MOUNT VERNON DISTRICT.**
D/O TO 4/30/08

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2007-LE-012/FDP 2007-LE-012 – LEE VILLAGE AT SILVER LAKE, LLC – Appls. to permit the development of a public library (up to 45,900 sq. ft.), 900 sq. ft. fast-food restaurant within building, workforce housing (up to 104 multi-family dwelling units), and independent living units (up to 84 units) at an overall FAR of 1.0 on the 6.64 acres previously approved for a public library (3.72 acres in the PDH-8 District and 2.82 acres in the PRM District). The applicant is also seeking approval of the respective conceptual and final development plans. RZ 2007-LE-012 proposes to rezone 2.82 acres from PDH-8 to PRM. Located in the N.E. quadrant of the intersection of Silver Lake Blvd., and Beulah St. Comp. Plan Rec: Elderly housing, workforce housing, public, and quasi-public uses. Located at Tax Map 91-3 ((9)) 8B pt. (Concurrent with PCA/FDPA 1996-LE-034-2, PCA 82-L-030-12, and FDPA 82-L-030-9.) **LEE DISTRICT. P/H to 4/30/08**

PCA 1996-LE-034-02/FDPA 1996-LE-034-02 – LEE VILLAGE AT SILVER LAKE, LLC – Appls. to permit the development of a public library (up to 45,900 sq. ft.), 900 sq. ft. fast-food restaurant within building, workforce housing (up to 104 multi-family dwelling units), and independent living units (up to 84 units) at an overall FAR of 1.0 on the 6.64 acres previously approved for a public library (3.72 acres in the PDH-8 District and 2.82 acres in the PRM District). The applicant is also seeking approval of the respective conceptual and final development plans. PCA 1996-LE-034-02 (2.19 acres zoned PDH-8) proposes to amend proffers and conceptual development plans for RZ 1996-LE-034 previously approved for residential development to permit site modifications. Located in the N.E. quadrant of the intersection of Silver Lake Blvd. and Beulah St. Comp. Plan Rec: Elderly housing, workforce housing, public and, quasi-public use. Located at Tax Map 91-3 ((9)) 8B pt. (Concurrent with RZ/FDP 2007-LE-012, PCA 82-L-030-12, and FDPA 82-L-030-9.) **LEE DISTRICT. P/H to 4/30/08**

PCA 82-L-030-12/FDPA 82-L-030-9 – LEE VILLAGE AT SILVER LAKE, LLC – Appls. to permit the development of a public library (up to 45,900 sq. ft.), 900 sq. ft. fast-food restaurant within building, workforce housing (up to 104 multi-family dwelling units), and independent living units (up to 84 units) at an overall FAR of 1.0 on the 6.64 acres previously approved for a public library (3.72 acres in the PDH-8 District and 2.82 acres in the PRM District). The applicant is also seeking approval of the respective conceptual and final development plans. PCA 82-L-030-12 (4.45 acres zoned PDH-8) proposes to amend proffers and conceptual development plans for RZ 82-L-030 to permit modifications to site design. FDPA 82-L-030-9 (1.63 acres zoned PDH-8) proposes to amend the final development plan to permit modifications to the site design and conditions. Located in the N.E. quadrant of the intersection of Silver Lake Blvd. and Beulah St. Comp. Plan Rec: Elderly housing, workforce housing, public, and quasi-public use. Located at Tax Map 91-3 ((9)) 8B pt. (Concurrent with RZ/FDP 2007-LE-012 and PCA/FDPA 1996-LE-034-02.) **LEE DISTRICT. P/H to 4/30/08**

SEA 84-V-035 – HUNTWOOD, L.L.C. – Appl. under Sects. 2-904, 4-804, 9-607, 9-618, and 9-622 of the Zoning Ordinance to amend SE 84-V-035 previously approved for an increase in building height and uses in a floodplain to permit a drive-in financial institution (formerly drive-in bank), uses in a floodplain, increase in land area, increase in maximum floor area ratio, waivers and modifications in a Commercial Revitalization District, and associated modifications to site design. Located at 5845 and 5863 Richmond Hwy. on approx. 4.67 ac. of land zoned C-8, CRD, and HC. Tax Map 83-4 ((1)) 8, 9, 10, and 11. **MOUNT VERNON DISTRICT. P/H to 6/26/08**

CSP 91-Y-010 – COMMERCE BANK, N.A. – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 91-Y-010. Located in the S.E. quadrant of the intersection of Centrewood Dr. and Machen Rd. on approx. 14.72 ac. of land zoned PDC and WS. Tax Map 65-1 ((10)) 3, 6 - 10, 10C, and 12. **SULLY DISTRICT. APPROVED**

Posted: 4/9/08
Revised: 4/10/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 9, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

DEFERRALS:

RZ 2007-MV-011 - CARRHOMES, LLC (P/H on 3/27/08) - **D/O to 4/30/08**

FDP 2007-MV-011 - CARRHOMES, LLC (P/H on 3/27/08) - **D/O to 4/30/08**

SEA 84-V-035 - HUNTWOOD, L.L.C. - **P/H to 6/26/08**

RZ/FDP 2007-LE-012 - LEE VILLAGE AT SILVER LAKE, LLC - **P/H to 4/30/08**

PCA/FDPA 1996-LE-034-02 - LEE VILLAGE AT SILVER LAKE, LLC - **P/H to 4/30/08**

PCA 82-L-030-12/FDPA 82-L-030-9 - LEE VILLAGE AT SILVER LAKE, LLC - **P/H to 4/30/08**

CSP 91-Y-010 - COMMERCE BANK, N.A (Sully District) (Staff: Suzianne Battista) **APPROVED**

NO SPEAKERS

Posted: 1/24/08
Revised: 3/26/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, April 10, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S08-II-M1 (Dranesville)	McLean CBC Design Guidelines	B. Suchicital	
SE 2007-MA-028 (Mason)	Montessori School of Northern Virginia (3433 Rose Lane, Falls Church) (for school of general education, Nursery school and child care center)	T. Strunk	(from 3/5/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2007-SU-014 PCA 74-2-150 (Sully)	Fairfax County Park Authority (Land swap with adjacent property)	S. McKnight	P/H to 4/17/08 (from 2/13/08)
SE 2007-DR-025 (Dranesville)	Mr. Mostafa & Dr. Lily Nadimi (8325 Old Dominion Drive) (Waive minimum lot width requirement to allow 2 sf homes)	S. Lin	P/H to 4/23/08 (from 3/19/08)
PCA 2004-PR-003 (Providence)	Arlington Boulevard Consolidation, LLC (S. of Rt. 50, W. of Williams Dr) (delete Proffer #15 to modify approved bldg. location)	S. Battista	P/H to 5/15/08 (from 2/20/08)
S07-CW-T1 (HM,DR,PR,SU)	Out of Turn Plan Amendment (Hunter Mill Traffic Calming for safety & historic preservation)	D. Stevens	P/H to 5/1/08

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, APRIL 10, 2008

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

S08-II-M1 – COMPREHENSIVE PLAN AMENDMENT (McLEAN CBC DESIGN GUIDELINES) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The proposed Plan Amendment concerns approximately 230 acres at the crossroads of Dolly Madison Blvd., Old Dominion Dr., and Chain Bridge Rd. in the Dranesville Supervisor District. The McLean Community Business Center (CBC) is described in the McLean Planning District section of the 2007 Edition of the Area II volume of the Comprehensive Plan, as amended through August 6, 2007, pages 15-71. The Amendment will consider updates to the to the McLean Open Space Design Standards so that they better reflect current lighting and fixture standards and provide for improved streetscape amenities in the McLean CBC. Copies of the proposed amendment and staff report may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia, two weeks prior to the public hearing. **DRANESVILLE DISTRICT. REC. APPROVAL**

S07-CW-T1 – COMPREHENSIVE PLAN AMENDMENT (HUNTER MILL TRAFFIC CALMING STUDY) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The proposed Plan Amendment will incorporate references to the Hunter Mill Road Traffic Calming Study into the Area II and Area III volumes of the Comprehensive Plan. The study involved the 7.2 miles of Hunter Mill Road, south of Baron Cameron Ave. and north of Chain Bridge Rd. in the Dranesville, Hunter Mill, Providence, and Sully Supervisor Districts, and was sponsored by the Northern Virginia Regional Commission on behalf of the Northern Virginia Transportation Authority. Copies of the proposed amendment staff report may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia, two weeks prior to the public hearing. **HUNTER MILL DISTRICT. P/H to 5/1/08**

SE 2007-MA-028 – THE MONTESSORI SCHOOL OF NORTHERN VIRGINIA, INC. – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a private school of general education, nursery school, and child care center with a maximum enrollment of 90 students and modifications to site design. Located at 3433 Rose Lane on approx. 1.17 ac. of land zoned R-2. Tax Map 60-2 ((32)) 1 and 60-2 ((38)) A1. **MASON DISTRICT. D/O to 5/1/08**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, APRIL 10, 2008

DEFERRAL:

S07-CW-T1 – OUT-OF TURN PLAN AMENDMENT – **P/H to 5/1/08**
(HUNTER MILL TRAFFIC CALMING STUDY)
(Dranesville, Hunter Mill, Providence & Sully Districts)

FEATURE SHOWN: CONCUR

FS-V07-62 – DPWES, 6614 Fort Hunt Road (Deadline: 6/30/08)

S08-II-M1 – COMPREHENSIVE PLAN AMENDMENT – **APPROVAL REC**
(MCLEAN CBC DESIGN GUIDELINES)
(Staff: B. Suchicital)

1. Paul Gayet
1511 Emerson Avenue
McLean, VA 22101
2. Richard Salopek
McLean Planning Committee
1722 Maxwell Court
McLean, VA 22101

SE 2007-MA-028 – MONTESSORI SCHOOL OF NORTHERN VIRGINIA – **D/O to 5/1/08**

- | | |
|--|---|
| 1. Hans Peter Deede
Holmes Run Valley Citizens' Association
3413 Frenora Court
Falls Church, VA 22042 | 7. William Bailey
3412 Rose Lane
Falls Church, VA 22042 |
| 2. Elka Deede
3413 Frenora Court
Falls Church, VA 22042 | 8. Peggy Morrison
Beech Tree ES PTA
3306 Holloman Road
Falls Church, VA 22042-4112 |
| 3. Don Hammer
3405 Rose Lane
Falls Church, VA 22042 | 9. Jacqueline Zeiher
6820 Valley Brook Drive
Falls Church, VA 22042 |
| 4. Ellen Hammer
3405 Rose Lane
Falls Church, VA 22042 | 10. Hilda Wood
Valley Brook Committee
3408 Rose Lane
Falls Church, VA 22042 |
| 5. Jim Mason
6909 Valley Brook Drive
Falls Church, VA 22042 | 11. Herbert Wyatt
6704 Valley Brook Drive
Falls Church, VA 22042 |
| 6. Michael Cook
Holmes Run Valley Citizens' Assn.
3406 Rose Lane | |

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, April 10, 2008

Page 2

SE 2007-MA-028 – MONTESSORI SCHOOL OF NORTHERN VIRGINIA (Continued)

- | | |
|--|--|
| 12. Yvonne Landis
3443 Rose Lane
Falls Church, VA 22042 | 21. Teresa Trissell
6609 Pinedale Court
Falls Church, VA |
| 13. Jeanne Ifft
Valley Brook Committee
6825 Wheatley Court
Falls Church, VA 22042 | 22. Julianne Mueller
3602 Whispering Lane
Falls Church, VA 22041 |
| 14. Kim Cook
3406 Rose Lane
Falls Church, VA 22042 | 23. Monica Flynn
3433 Rose Lane
Falls Church, VA 22042 |
| 15. Tina Savage
6820 Pacific Lane
Annandale, VA 22003 | |
| 16. Betsy Mitchell
6718 Princess Anne Lane
Falls Church, VA 22042 | |
| 17. Hope Canning
13 East Howell Avenue
Alexandria, VA 22301 | |
| 18. Jacquelyn Longwell
6016 Copely Lane
McLean, VA 22101 | |
| 19. Cindy Mason
6909 Valley Brook Drive
Falls Church, VA 22042 | |
| 20. Doug Batcheller
6805 Valley Brook Drive
Falls Church, VA 22042 | |

Posted: 1/24/08
Revised :4/18/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, April 17, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2007-MA-021 (Mason)	Ghana-American Community Assoc. (6424 General Green Way) (Public Benefit Association)	B. O'Donnell	D/O to 6/12/08 (P/H on 11/29/07) (D/O from 3/5/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment (Sargeant)	Fire Marshal Office For Fees	D. Baker	APPROVAL REC
SEA 2006-MA-016 (Mason)	PNC Bank, N.A. (6950 Braddock Road) (drive-in bank to permit waiver of min. Lot width & site modifications)	S. Battista	D/O to 5/1/08 (from 3/19/08)
SEA 01-M-010 (Mason)	Discount Gas 5842 Columbia Pike (to permit Fast food restaurant)	T. Strunk	APPROVAL REC (from 3/27/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2007-SU-014 PCA 74-2-150 (Sully)	Fairfax County Park Authority (Land swap with adjacent property)	S. Johnson	P/H to 4/30/08 (from 4/10/08)
CPA 86-C-121-2-3 (Hunter Mill)	Reston Spectrum, LLP	J. Thompson	P/H to 4/23/08 (from 12/5/07)
SE 2007-MV-029 (Mount Vernon)	Power Fuel & Transport Real Estate Holding Company, LLC (for service station) 2600 Huntington Avenue	J. Thompson	WITHDRAWN (from 2/20/08)
PCA 93-V-028-2 SE 2007-MV-031 (Mount Vernon)	Lorton Corner Road, LLC Drive-in Bank/Drive thru Pharmacy (NE Quadrant at intersection of Lorton Road and Richmond Highway)	S. Williams	P/H to 5/28/08 (from 2/27/08)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, APRIL 16, 2008**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, APRIL 16, 2008**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, APRIL 17, 2008**

- 7:30 p.m.** The Environment Committee met with the Environmental Quality Advisory Committee (EQAC) in the Board Conference Room of the County Government Center to continue discussion on riparian buffers.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SE 2007-MA-021 – GHANA-AMERICAN COMMUNITY ASSOCIATION – Appl. under Sect. 5-504 of the Zoning Ordinance to permit a public benefit association. Located at 6424 General Green Way on approx. 1.49 ac. of land zoned I-5. Tax Map 81-1 ((19)) 2. **MASON DISTRICT. D/O to 6/12/08**

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (FIRE MARSHAL FEES) – To amend Chapter 112 (the Zoning Ordinance) and Chapter 101 (the Subdivision Ordinance) of the 1976 Code of the County of Fairfax, as follows: Pursuant to authority granted by Sections 15.2-2286.A.6 and 15.2-2241.9 of the *Code of Virginia*, the proposed amendments revise the Fire Marshal site plan and subdivision plan review fees from a rate of \$96 per hour to a rate not to exceed \$135 per hour per reviewer for all types of plans, and increases the hourly inspection rate from \$96 to a rate not to exceed \$135. In addition, payment of the Fire Marshal fees would be required upon completion of the review process or site inspection. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. **COUNTYWIDE. APPROVAL RECOMMENDED**

CPA 86-C-121-2-3 – RESTON SPECTRUM LLLP AND HARRIS TEETER PROPERTIES LLC – Appl. to amend the 2nd Conceptual Plan for RZ 86-C-121 to permit non-residential and residential uses and associated modifications to site design and conditions. Located in the S.W. quadrant of the intersection of Baron Cameron Ave. and Reston Pkwy. on approx. 24.29 ac. of land zoned PRC. Tax Map 17-1 ((1)) 3K, 3P, and 3Q. **HUNTER MILL DISTRICT. P/H TO 5/21/08**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, April 17, 2008

Page 2

SEA 2006-MA-016 – PNC BANK, N.A. – Appl. under Sects. 4-604 and 9-610 of the Zoning Ordinance to amend SE 2006-MA-016 previously approved for a drive-in bank to permit waiver of minimum lot size, minimum lot width and modifications to site design, and development conditions. Located at 6950 Braddock Rd. on approx. 32,624 sq. ft. of land zoned C-6. Tax Map 71-4 ((1)) 28A. **MASON DISTRICT. D/O TO 5/1/08**

Posted: 4/17/08
Revised: 4/18/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, APRIL 17, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

DEFERRAL:

SE 2007-MA-021 - GHANA-AMERICAN COMMUNITY ASSOC. (P/H on 11/29/07) - **D/O to 6/12/08**

FEATURE SHOWN: CONCUR

FS-V08-7 - Cingular Wireless, 8009 Fort Hunt Road (Deadline 5/21/08)

ZONING ORDINANCE AND SUBDIVISION ORDINANCE AMENDMENT (FIRE MARSHAL FEES) (Staff: Nell Jarvis) (Sargeant) **APPROVAL RECOMMENDED**

NO SPEAKERS

SEA 01-M-010 - SKYLINE AMOCO, LLC TRADING AS DISCOUNT GAS (Staff: Tracy Strunk)
APPROVAL RECOMMENDED

NO SPEAKERS

SEA 2006-MA-016 - PNC BANK, N.A. (Staff: Suzianne Battista) **D/O TO 5/1/08**

NO SPEAKERS

Posted: 1/24/08
Revised: 4/24/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, April 23, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment (Countywide) (Alcorn)	Public Transit Passenger Shelter Signs	C. Chambers	D/O to 4/30/08 (P/H on 2/13/08) (Def. from 3/5/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PRC 82-C-060 (Hunter Mill)	Athena Renaissance Reston, LLC & The Unit Owners Association Of the ParcReston Condo (E. of Reston Pkwy.; w. of North Shore Dr.; s. of Baron Cameron Ave.)(For redesign of the 360-unit mid-rise residential building previously-approved)	J. Thompson	APPROVAL REC

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2007-SP-013 (Springfield)	Tong Soo & Mine K. Park (residential from R-1 to R-2)	S. McKnight	INDEF DEF (from 3/5/08)
SE 2007-DR-025 (Dranesville)	Mr. Mostafa & Dr. Lily Nadimi (8325 Old Dominion Drive) (Waive minimum lot width requirement to allow 2 sf homes)	S. Lin	P/H to 6/25/08 (from 4/10/08)
SEA 97-V-046 & FS-V07-63 (Mount Vernon)	Washington, D.C. SMSA Limited Partnership d/b/a Verizon Wire (9128 Belvoir Court, Alexandria) (for telecom facility to permit addtl. Antennae & site modifications)	K. Goddard-Sobers	INDEF DEF (from 3/26/08)
CPA 86-C-121-2-3 (Hunter Mill)	Reston Spectrum, LLP (Baron Cameron Ave./Reston Pkwy./ New Dominion Pkwy.) (For multi-family residential units, office and retail uses on Sections 91 & 87, Block 2, Reston Town Center)	J. Thompson	P/H to 5/21/08 (from 4/17/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, APRIL 23, 2008

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

ZONING ORDINANCE AMENDMENT (PUBLIC TRANSIT PASSENGER SHELTER SIGNS) – To allow advertising on County-owned public transit passenger shelters, including bus shelters, located outside the Virginia Department of Transportation right-of-way. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.
COUNTYWIDE. D/O to 4/30/08

ITEM SCHEDULED FOR PUBLIC HEARING

PRC 82-C-060 – ATHENA/RENAISSANCE RESTON LLC AND THE UNIT OWNERS' ASSOCIATION OF THE PARCRESTON CONDOMINIUM – Appl. to approve the PRC plan associated with RZ 82-C-060 to permit residential development. Located E. of Reston Pkwy., N. of Temporary Rd., W. of North Shore Dr., and 900 ft. S. of Baron Cameron Ave. on approx. 23.0 ac. of land zoned PRC. Comp. Plan Rec: PRC High Density. Tax Map 17-2 ((1)) 23, 24 and 24A; 17-2 ((40)) (1) 1-12; 17-2 ((40)) (2) 1-12; 17-2 ((40)) (3) 1-18; 17-2 ((40)) (4) 1-18; 17-2 ((40)) (5) 1-32; 17-2 ((40)) (6) 1-32; 17-2 ((40)) (7) 1-12; 17-2 ((40)) (8) 1-18; 17-2 ((40)) (9) 1-32; 17-2 ((40)) (10) 1-22; 17-2 ((40)) (11) 1-22; 17-2 ((40)) (12) 1-32; 17-2 ((40)) (13) 1-22; 17-2 ((40)) (14) 1-32; 17-2 ((40)) (15) 1-20. **HUNTER MILL DISTRICT.**
APPROVAL RECOMMENDED

ADMINISTRATIVE BRIEFING

TRANSPORTATION DEVELOPMENT PLAN – Staff from the Department of Transportation and its consultant will brief the Commission on the Countywide Transportation Development Plan. Questions will be taken from the Commission members but no public testimony will be allowed at this time.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, APRIL 24, 2008**

Posted: 4/23/08
Revised: 4/24/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 23, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

DECISION ONLY:

ZONING ORDINANCE AMENDMENT (ADVERTISING ON PUBLIC TRANSIT – **D/O to 4/30/08**
PASSENGER SHELTER SIGNS) (Alcorn) (P/H on 2/13/08)

DEFERRAL:

CPA 86-C-121-2-3 – RESTON SPECTRUM, LLP – **P/H to 5/21/08**

PRC 82-C-060 – ATHENA/RENAISSANCE RESTON, LLC & UNIT OWNERS – **APPROVAL REC**
ASSOCIATION OF THE PARCRESTON CONDOMINIUM (Staff: Jack Thompson)
(Public Hearing)

NO SPEAKERS

COUNTYWIDE TRANSPORTATION DEVELOPMENT PLAN BRIEFING
(Staff: Rollo Axton; Randy White (DOT); Laura Byala (Cons.))

Posted: 1/24/08
Revised: 5/1/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, April 30, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-Y07-16 (Sully)	UOSA (Replace water lines in Cub Run Park)	S. Smith	D/O to 6/11/08 (P/H on 3/27/08)
RZ 2007-MV-011 FDP 2007-MV-011 (Mount Vernon)	Carrhomes, LLC (W. side of Telegraph Rd. @ Newington Rd.)(From R-1 to PDH-2)	S. Williams	APPROVAL REC APPROVED (from 4/9/08) (P/H on 3/27/08)
Zoning Ordinance Amendment (Countywide) (Alcorn)	Public Transit Passenger Shelter Signs	C. Chambers	APPROVAL REC (P/H on 2/13/08) (from d/o on 4/23/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2007-SU-014 PCA 74-2-150 (Sully)	Fairfax County Park Authority (Land swap with adjacent property)	S. Johnson	APPROVAL REC APPROVED (from 4/17/08)
BRAC (Mount Vernon/Lee)	Base Realignment & Closure Area Plan Review (APR) Screening of Nominations	M. Gardner	APPROVED
RZ/FDP 2007-LE-012 PCA/FDPA 1996-LE-034-2 PCA 82-L-030-12 FDPA 82-L-030-9 (Lee)	Lee Village at Silver Lake, LLC (Residential-NW quadrant of intersection of Silver Lake Blvd & Beulah Street)	P. Braham (from 4/9/08)	APP REC/APPROVED APP REC/APPROVED APPROVAL REC APPROVED

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2007-MV-024 (Mount Vernon)	Red Young (8130 Stacey Road) (For sf home in a floodplain)	J. Thompson	P/H to 6/11/08 (from 3/26/08)
S07-IV-S1 (Lee)	Comprehensive Plan Amendment (Backlick Road)(Proposal for Pallone Auto dealership property)	C. Van Allen	P/H to 6/25/08
PCA C-597-4 & SE 2007-PR-014 (Providence)	JBG/TYCON 3, L.L.C. (8229 Boone Blvd)(Hotel)	P. Braham	P/H to 5/28/08 (from 3/13/08)
PCA 92-P-001-5 (Providence)	The Mitre Corporation (south of Dolley Madison Blvd West of Anderson Rd)(To add 4 th office bldg/remove app. Westgate Proffers)	P. Braham	P/H to 6/25/08 (from 1/17/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, APRIL 30, 2008

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

2232-Y07-16 – UPPER OCCOQUAN SEWAGE AUTHORITY – Appl. to replace 25,000 linear feet of gravity sewer line with new gravity sewer line within the Cub Run Stream Valley Park in the Centreville area. Portions of Tax Maps: 0642-0403-D; 0642-0402-A; 0642-01-0035; 0642-01-0005A; 0642-04-A; 0642-03-0028; 0642-03-0026A; 0642-01-0001F; 0534-01-12; 0534-06-D; 0534-06-E; 0534-08-I; 0534-09-A; 0534-01-0002; 0534-09-B; 0534-0502-A; 0532-01-0001; 0532-02-B; 0532-02-C; 0532-02-D; 0532-02-E; 0434-01-0004; 0434-03-F; 0434-03-H; 0434-03-J; 0434-03-M; 0434-03-N; 0434-03-Q; 0434-07-0008; 0434-07-0009; 0434-07-0007; 0434-07-0006; 0434-07-0005; 0434-07-0004; 0434-01-0005B; 0434-01-0005A; 0434-01-0009; 0434-06-0011; 0434-08-0001; 0432-01-0012; 0432-02-0009E; 0432-02-0009C2; 0432-02-0029I; 0432-01-0003; 0432-02-0029E2. **SULLY DISTRICT.** (P/H held on 3/27/08) **D/O to 6/11/08**

RZ 2007-MV-011/FDP 2007-MV-011 – CARRHOMES, LLC – Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.47 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Telegraph Rd. approx. 100 ft. N. of its intersection with Newington Rd. on approx. 7.46 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 99-4 ((1)) 32 and 33. **MOUNT VERNON DISTRICT.** (P/H on 3/27/08) **APPROVAL REC/APPROVED**

ZONING ORDINANCE AMENDMENT (PUBLIC TRANSIT PASSENGER SHELTER SIGNS) – To allow advertising on County-owned public transit passenger shelters, including bus shelters, located outside the Virginia Department of Transportation right-of-way. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.** (P/H ON 2/13/08) **APPROVAL RECOMMENDED**

BRAC/APR ITEM SCREENING – APPROVED STAFF NOMINATIONS

The Planning Commission reviewed nominations submitted for the BRAC APR process that have been accepted by staff as satisfying all applicable submission requirements and made one of the following determinations:

- Forward the nomination for public hearing by the Planning Commission as part of the regularly scheduled BRAC APR process;
- Forward the nomination for public hearing by the Planning Commission but defer it to a special study separate from the scheduled BRAC APR process; or
- Not forward the nomination

This screening session was open to the public, but no public testimony was allowed at this juncture in the process.

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2007-LE-012/FDP 2007-LE-012 – LEE VILLAGE AT SILVER LAKE, LLC – Appls. to permit the development of a public library (up to 45,900 sq. ft.), 900 sq. ft. fast food restaurant within building, workforce housing (up to 104 multi-family dwelling units), and independent living units (up to 60 units) at an overall FAR of 1.0 on the 6.64 acres previously approved for a public library which constitutes the combined application property for all of these applications consisting of 3.72 acres in the PDH-8 District and 2.82 acres in the PRM District. The applicant is also seeking approval of the respective conceptual and final development plans. RZ 2007-LE-012 proposes to rezone 2.82 acres from PDH-8 to PRM. Located in the N.E. quadrant of the intersection of Silver Lake Blvd. and Beulah St. Comp. Plan Rec: Elderly housing, work-force housing, public, and quasi-public uses. Located at Tax Map 91-3 ((9)) 8B pt. (Concurrent with PCA/FDPA 1996-LE-034-2, PCA 82-L-030-12 and FDPA 82-L-030-9.) **LEE DISTRICT. APPROVAL RECOMMENDED.**

PCA 1996-LE-034-02/FDPA 1996-LE-034-02 – LEE VILLAGE AT SILVER LAKE, LLC – Appls. to permit the development of a public library (up to 45,900 sq. ft.), 900 sq. ft. fast food restaurant within building, workforce housing (up to 104 multi-family dwelling units), and independent living units (up to 60 units) at an overall FAR of 1.0 on the 6.64 acres previously approved for a public library which constitutes the combined application property for all of these applications consisting of 3.72 acres in the PDH-8 District and 2.82 acres in the PRM District. The applicant is also seeking approval of the respective conceptual and final development plans. PCA 1996-LE-034-02 (2.19 acres zoned PDH-8) proposes to amend proffers and conceptual development plans for RZ 1996-LE-034 previously approved for residential development to permit site modifications. Located in the N.E. quadrant of the intersection of Silver Lake Blvd. and Beulah St. Comp. Plan Rec: Elderly housing, workforce housing, public, and quasi-public use. Located at Tax Map 91-3 ((9)) 8B pt. (Concurrent with RZ/FDP 2007-LE-012, PCA 82-L-030-12, and FDPA 82-L-030-9.) **LEE DISTRICT. APPROVAL REC/APPROVED**

PCA 82-L-030-12/FDPA 82-L-030-9 – LEE VILLAGE AT SILVER LAKE, LLC – Appls. to permit the development of a public library (up to 45,900 sq. ft.), 900 sq. ft. fast food restaurant within building, workforce housing (up to 104 multi-family dwelling units), and independent living units (up to 60 units) at an overall FAR of 1.0 on the 6.64 acres previously approve for a public library which constitutes the combined application property for all of these applications consisting of 3.72 acres in the PDH-8 District and 2.82 acres in the PRM District. The applicant is also seeking approval of the respective conceptual and final development plans. PCA 82-L- 030-12 (4.45 acres zoned PDH-8) proposes to amend proffers and conceptual development plans for RZ 82-L-030 to permit modifications to site design. FDPA 82-L-030-9 (1.63 acres) proposes to amend the final development plan to permit modifications to the site design and conditions. Located in the N.E. quadrant of the intersection of Silver Lake Blvd. and Beulah St. Comp. Plan Rec: Elderly housing, workforce housing, public, and quasi-public use. Located at Tax Map 91-3 ((9)) 8B pt. (Concurrent with RZ/FDP 2007-LE-012 and PCA/FDPA 1996-LE-034-02.) **LEE DISTRICT. APPROVAL REC/APPROVED**

RZ 2007-SU-014 – BO HWAN SUK, SUN OK SUK, & FAIRFAX COUNTY PARK AUTHORITY – Appl. to rezone from R-1, R-5, HC, and WS to C-3, R-5, HC, and WS to permit commercial development and public park with an overall Floor Area Ratio (FAR) of 0.30. Located on the E. side of Old Centreville Rd. approx. 20 ft. S. of its intersection with

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, April 30, 2008

Page 3

Braddock Rd. on approx. 3.03 ac. of land. Comp. Plan Rec: Public Park and Office. Tax Map 54-4 ((1)) 81 and 82; 54-4 ((8)) (6) K pt. (Concurrent with PCA 74-2-150.) **SULLY DISTRICT.**

APPROVAL RECOMMENDED

PCA 74-2-150 – FAIRFAX COUNTY PARK AUTHORITY – Appl. to amend the proffers for RZ 74-2-150 previously approved for a park to permit a land swap with adjacent property and deletion of proffers to permit development of a public park and office uses and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.30. Located on the E. side of Old Centreville Rd. approx. 200 ft. S. of its intersection with Braddock Rd. on approx. 1.07 ac. of land zoned R-5, HC, and WS. Comp. Plan Rec: Public Park. Tax Map 54-4 ((8)) (6) K pt. (Concurrent with RZ 2007-SU-014.) **SULLY DISTRICT. APPROVED**

Posted: 4/30/08
Revised: 5/1/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 30, 2008

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

ZONING ORDINANCE AMENDMENT (ADVERTISING ON PUBLIC – **APPROVAL REC**
TRANSIT PASSENGER SHELTER SIGNS) (Alcorn) (P/H on 2/13/08)

2232-Y07-16 - UPPER OCCOQUAN SEWAGE AUTHORITY – **D/O to 6/11/08**
(P/H on 3/27/08)

RZ 2007-MV-011 - CARRHOMES, LLC (P/H on 3/27/08) – **APPROVAL REC**
FDP 2007-MV-011 - CARRHOMES, LLC “ “ – **APPROVED**

ADMINISTRATIVE: APPROVED STAFF RECOMMENDATIONS
SCREENING OF BRAC/APR NOMINATIONS

FEATURES SHOWN: CONCUR

FS-P07-54 - Verizon Wireless, 7330 Ronald Street (Deadline: 5/23/08)
FS-P07-52 - Airband, 6402 Arlington Boulevard (Deadline: 6/07/08)
FS-S08-15 - FiberTower, 12111 Braddock Road (Deadline: 6/2/08)
FS-V08-14 - FiberTower, 8101 Lorton Road (Deadline: 6/2/08)
FSA-M00-106-3 - Sprint-Nextel, 5881 Leesburg Pike (Deadline: 6/28/08)
FS-P08-2 - Fairfax Water, 4500 Linear Ft. of water main along Gallows Road (Deadline: 9/08/08)

RZ 2007-LE-012 – LEE VILLAGE AT SILVER LAKE, LLC – **APPROVAL REC**
FDP 2007-LE-012 – LEE VILLAGE AT SILVER LAKE, LLC – **APPROVED**
PCA 1996-LE-034-02 – LEE VILLAGE AT SILVER LAKE, LLC – **APPROVAL REC**
FDPA 1996-LE-034-02 – LEE VILLAGE AT SILVER LAKE, LLC – **APPROVED**
PCA 82-L-030-12 – LEE VILLAGE AT SILVER LAKE, LLC – **APPROVAL REC**
FDPA 82-L-030-9 – LEE VILLAGE AT SILVER LAKE, LLC – **APPROVED**
(Staff: Peter Braham)

NO SPEAKERS

RZ 2007-SU-014 – BO HWAN SUK, SUN OK SUK, & – **APPROVAL REC**
FAIRFAX COUNTY PARK AUTHORITY
PCA 74-2-150 – FAIRFAX COUNTY PARK AUTHORITY – **APPROVAL REC**
(Staff: Shelby Johnson)

NO SPEAKERS